

STATE PUBLIC WORKS BOARD

915 L Street, Ninth Floor
Sacramento, CA 95814-3701
(916) 445-9694

STATE PUBLIC WORKS BOARD

May 9, 1997

MINUTES**PRESENT:**

Theresa Parker, Assistant Director, Department of Finance
Peter Stamison, Department of General Services
Jan Hall, Department of Transportation
Steve Spears, State Treasurer's Office
Rick Chivaro, State Controller's Office

ABSENT:

Director, Employment Development Department, Advisory Member
Assembly Member, Legislative Advisor
Assembly Member, Legislative Advisor
Assembly Member, Legislative Advisor
Senator Quentin L. Kopp, Legislative Advisor
Senator Leroy F. Greene, Legislative Advisor
Senator Richard G. Polanco, Legislative Advisor

STAFF PRESENT:

Shelley Mateo, Administrative Secretary, State Public Works Board
Peggy Palmertree, Secretary, State Public Works Board

CALL TO ORDER AND ROLL CALL:

The meeting was called to order by Ms. Theresa Parker, Chairperson, Assistant Director, Department of Finance at 10:03 a.m. Ms. Mateo, Administrative Secretary for the State Public Works Board called the roll. A quorum was established. It was noted that Ms. Hall arrived at 10:10.

APPROVAL OF MINUTES:

Ms. Mateo reported staff had reviewed the April 11, 1997 minutes and believed them to accurately reflect the Board's proceedings at the meeting and recommended approval.

Hearing no objections, the minutes of April 11, 1997 were unanimously approved.

BOND ISSUES:

Ms. Mateo noted that the Board had two bond items before them. Item #1 is a request for approval of a resolution authorizing the sale of bonds, the form of supporting documents, and the use of interim financing for Compton College.

Ms. Mateo reported the project is within cost and scope and that staff recommends approval.

A motion was made by Mr. Chivaro and seconded by Mr. Spears to approve Agenda item #1 of the bonds calendar, the bond item was unanimously adopted.

Ms. Mateo noted that item #2 is a request to the board to adopt a resolution to sell lease-revenue bonds, approve the form of supporting documents, and authorize the use of interim financing for Ventura College.

Ms. Mateo reported the project is within cost and scope and that staff recommends approval.

A motion was made by Mr. Spears and seconded by Mr. Chivaro to approve Agenda item #2 of the bonds calendar, the bond item was unanimously adopted.

CONSENT CALENDAR:

Ms. Mateo noted that the consent calendar covers items #3 through #20, with item #15 being moved to the action calendar and item #20 having been pulled to be resubmitted to the board after changes to the format have been made. Two are requests for approval of the sale of surplus property, nine request approval of preliminary plans, 1 requests approval of site selection and acquisition and three request reversions due to a low bid.

Ms. Mateo reported that the projects are within scope and cost and that staff recommends approval of the consent calendar, items #3 through #19 inclusive, not including item #15. There are no related 20-day letters.

A motion was made by Mr. Stamison and seconded by Ms. Parker that the modified consent calendar be adopted to approve Agenda items 3 through 14 and 16 through 19, they were unanimously approved.

ACTION ITEMS:

Ms. Mateo reported one action item #15, which ordinarily would have been on the consent calendar, is a building renovation project for Hastings College of the Law. Originally the college had asked the board to approve preliminary plans and recognize an anticipated deficit. This item, although below the notification threshold to the Legislature, was included in a Finance Letter to the Legislature in which the Administration requested the additional funds required for the construction phase of the project. Ms. Mateo indicated the Joint Legislative Budget Subcommittee was notified of the pending board actions including the approval of preliminary plans and the recognized anticipated deficit. The Joint Legislative Budget Committee responded that action by dollar and scope changes should be deferred by the Public Works Board when the legislative subcommittees are in session.

Ms. Mateo noted that the Director of Finance had responded to the Joint Legislative Budget Subcommittee and he agreed that the Public Works Board should defer action on dollar requests, but that deferral of scope changes and approval of preliminary plans should be judged on a case-by-case basis. Based on the significance of the proposed action and the consequences of delay in this case on the Hastings project, Staff is recommending approving the preliminary plans. The budget subcommittees have already reviewed the requested dollar change and approved the funding as requested and modified through negotiations.

Ms. Mateo indicated that approval of preliminary plans means the department will be able to proceed to working drawings this year so the project would not require reappropriation.

Ms. Parker inquired whether this issue could have been taken care of in a 20-day letter instead of including the issue in the Finance Letter?

Ms. Mateo responded that a 20-day letter could have been done, but it has been a practice to use one document for both purposes.

Ms. Parker asked if a 20-day letter had been used would this have been a non issue?

Ms. Mateo reported that an issue might still have existed and that the dollar issue has already been addressed by both subcommittees.

Ms. Bost indicated that a notification of the new policy would be sent to Department's.

Ms. Mateo reported that staff recommends approval of item #15.

A motion was made by Ms. Hall and seconded by Mr. Stamison that the action item be adopted to approve Agenda item 15, it was unanimously approved

OTHER BUSINESS

Ms. Mateo reported two items for other business. Items #22 and #23 both asking for staff approved under authority delegated to it by the board.

Ms. Mateo noted that item #22 is for the appointment of Elden E. Fillion from the Office of Real Estate and Design Services and item #23 for the appointment of Karen Finn to replace Olivia Cortez as Assistant Administrative Secretary to the Board.

Ms. Mateo recommended approval of both appointments.

Ms. Parker expressed the Board's appreciation to Ms. Cortez for her time served on the Public Works Board.

A motion was made by Mr. Stamison and seconded by Ms. Hall that other business items be adopted to approve Agenda items #22 and #23, they were unanimously approved

REPORTABLES:

Ms. Mateo indicated there were two reportables.

NEXT MEETING:

Ms. Mateo noted that the next regular PWB meeting was scheduled for June 13, 1997 at 10:00 a.m.

Having no further business, the meeting was adjourned at 10:18 a.m.

BOND ITEMS

CALIFORNIA COMMUNITY COLLEGES (6870)

**COMPTON COMMUNITY COLLEGE DISTRICT
COMPTON COLLEGE
LOS ANGELES COUNTY**

Authority: Chapter 303/95, Item 6870-301-660(11.5)

Total Construction Cost: \$14,282,000

1. Health and Safety - Vocational/Technical Center - Construction

a. Adopt a resolution to include the following:

- (1) Authorize the sale of SPWB Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Construction Agreement between the Trustees of the Compton Community College District and the SPWB.
- (3) Approve the form of and authorize the execution of the Site Lease between the Trustees of the Compton Community College District and the SPWB.
- (4) Approve the form of and authorize the execution of the Facility Lease between the Trustees of the Compton Community College District and the SPWB.
- (5) Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from proceeds of the sale of bonds.

\$15,279,000 estimated project costs.

Approved.

**VENTURA COUNTY COMMUNITY COLLEGE DISTRICT
MOORPARK COLLEGE
VENTURA COUNTY**

Authority: Chapter 55/93, Item 6870-301-660(12)

Total Construction Cost: \$6,344,000

2. Math/Science Building

a. Adopt a resolution to include the following:

- (1) Authorize the sale of SPWB Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Construction Agreement between the Trustees of the Ventura County Community College District and the SPWB.
- (3) Approve the form of and authorize the execution of the Site Lease between the Trustees of the Ventura County Community College District and the SPWB.
- (4) Approve the form of and authorize the execution of the Facility Lease between the Trustees of the Ventura County Community College District and the SPWB.
- (5) Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from proceeds of the sale of bonds.

\$6,781,000 total project cost.

Approved.

CONSENT ITEMS

DEPARTMENT OF GENERAL SERVICES (1760)

DEPARTMENT OF PARKS AND RECREATION

HANSEN HILL

HUMBOLDT COUNTY

Authority: Chapter 919, Statutes of 1978

3. Adopt a resolution approving the sale by the Director of General Services of certain surplus State-owned real property located approximately seven air miles north of Bridgeville in the middle of Humboldt County. This is to be a cash sale in the amount of \$600,000.

Approved.

**HUMBUG CREEK
HUMBOLDT COUNTY**

Authority: Chapter 919, Statutes of 1978

4. Adopt a resolution approving the sale by the Director of General Services of certain surplus State-owned real property located approximately 14 air miles north of Bridgeville in the middle of Humboldt County. This is to be a cash sale in the amount of \$904,600.

Approved.

**DINING ROOM 1, BUILDING 15
FOLSOM STATE PRISON, REPRESA
SACRAMENTO COUNTY**

Authority: Chapter 162/96, Item 1760-301-0768(22.5)

5. Structural Retrofit

a. Approve Preliminary Plans

\$1,576,000 funding in place

\$1,576,000 total estimated project cost

\$98,000 previously allocated for preliminary plans

\$1,478,000 to be allocated for working drawings \$121,000 and construction \$1,357,000
(\$1,074,000 contract, \$75,000 contingency, \$208,000 A&E) at CCCI 3486

Approved.

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)

RAMONA AIR ATTACK BASE REPLACE FACILITY SAN DIEGO COUNTY

Authority: Chapter 162/96, Item 3540-301-0001(12)

6. Replace Air Attack Base

a. Approve Preliminary Plans

\$248,000 funding in place

\$2,258,000 proposed funding necessary

\$2,506,000 total estimated project cost

\$124,000 previously transferred for Preliminary Plans

\$2,382,000 to be allocated for working drawings \$124,000; construction \$2,258,000
(\$1,908,000 contract, \$95,000 contingency, \$149,000 A&E, \$51,000 other
project costs, \$55,000 agency retained items)

Approved.

**ROHNERVILLE AIR ATTACK BASE
REPLACE FACILITY
HUMBOLDT COUNTY**

Authority: Chapter 162/96, Item 3540-301-0001(4)

7. Replace Air Attack Base

a. Approve Preliminary Plans

\$170,000 funding in place

\$1,482,000 proposed funding necessary

\$84,000 previously transferred for Preliminary Plans

\$1,568,000 to be allocated for working drawings \$86,000; construction \$1,482,000 (\$1,250,000 contract, \$63,000 contingency, \$214,000 A&E, \$29,000 other project costs, \$44,000 Agency Retained)

Approved.

DEPARTMENT OF PARKS AND RECREATION (3790)

VAN DAMME STATE PARK

MENDOCINO COUNTY

Authority: Chapter 162/96, Item 3790-301-0262(1)

8. Purchase – Site Selection and Acquisition

Authorize site selection and acquisition covering Agency Parcel No. A13201 (DPR-1137, OREDS Parcel No. 9680), comprising approximately 41 acres, of an overall 162-acre coastal inholding previously acquired in fee in the County of Mendocino by the State Coastal Conservancy (SCC), for use by the Department of Parks and Recreation (DPR). DPR and SCC have entered into an Interagency Agreement that provides for the incremental transfer of control and possession of four segments of the property at approximately 40 acres each upon DPR making four equal payments to SCC of \$380,000.

Approved.

**OLD TOWN SAN DIEGO STATE HISTORIC PARK
SAN DIEGO COUNTY**

Authority: Public Resources Code Section 5009

9. Entrance Redevelopment, Phase I and II

a. Approve Preliminary Plans

\$2,299,000 funding in place -- \$1,600,000 State Park Contingent Fund; \$308,000 Transportation Enhancement Activities Program Grant; \$391,000 Environmental Enhancement and Mitigation Grant

\$9,000 estimated project savings

\$2,290,000 total estimated project cost

\$381,000 previously allocated for – preliminary plans \$130,000; agency retained items \$251,000

\$1,909,000 to be allocated for – working drawings \$121,000; construction \$1,390,000 (\$1,259,000 contracts; \$63,000 contingency; \$68,000 A&E costs); agency retained items \$398,000

Approved.

**CHINO HILLS STATE PARK
SAN BERNARDINO COUNTY**

Authority: Public Resources Code Section 5907(b)(1)(D)

10. Purchase - Site Selection and Acquisition

Authorize site selection and acquisition covering Parcel No. A01907 (OREDS Parcel No. 8149), comprising approximately 80 acres to be acquired in fee title in the County of San Bernardino, for use by the Department of Parks and Recreation.

Approved.

DEPARTMENT OF CORRECTIONS (5240)

FAMILY FOUNDATIONS - SANTA FE SPRINGS LOS ANGELES COUNTY

Authority:

11. Prison Construction

- a. Approve Preliminary Plans (for Design Package I for \$3,392,857 -- includes \$3,231,707 for Construction); and recognize projectwide costs totaling \$1,234,000.

\$15,000,000 funding in place -- \$15,000,000 1990 Prison Construction Fund

\$4,627,000 total project cost to date

\$1,234,000 recognized projectwide costs to date for – acquisition \$560,000; preliminary plans \$127,000; project administration \$177,000; equipment \$200,000; and agency retained \$170,000

\$3,393,000 recognized design package costs to date for – working drawings \$161,000 and construction \$3,232,000 (contract \$2,972,000; contingency \$149,000; and A&E \$111,000

Approved.

UNIVERSITY OF CALIFORNIA (6440)

IRVINE CAMPUS ORANGE COUNTY

Authority: Chapter 303/95, Item 6440-301-705(3)

12. Social Sciences Facilities Seismic Improvements

- a. Reversion of \$124,000 due to low bid to the unappropriated surplus of the 1992 Higher Education Capital Outlay Bond Fund in accordance with Section 16351.5 of the Government Code.

<u>Location/Project</u>	<u>Chapter</u>	<u>Item</u>	<u>Amount</u>
99.09.150 -- Irvine Campus - Social Sciences Facilities Renovations and Seismic Improvements, Construction	303/95	6440-301-705(3)	\$124,000

Approved.

**IRVINE CAMPUS
ORANGE COUNTY**

Authority: Chapter 303/95, Item 6440-301-705(4)

13. Dance Studio and Humanities Hall Seismic Improvements

- a. Reversion of \$98,000 due to low bid to the unappropriated surplus of the 1992 Higher Education Capital Outlay Bond Fund in accordance with Section 16351.5 of the Government Code.

<u>Location/Project</u>	<u>Chapter</u>	<u>Item</u>	<u>Amount</u>
99.09.155 -- Irvine Campus - Dance Studio and Humanities Hall Seismic Improvements, Construction	303/95	6440-301-705(4)	\$98,000

Approved.

**SAN DIEGO CAMPUS
SAN DIEGO COUNTY**

Authority: Chapter 303/95, Item 6440-301-705(8)

14. Seismic Corrections, Phase 3

- a. Reversion of \$257,000 due to low bid to the unappropriated surplus of the 1992 Higher Education Capital Outlay Bond Fund in accordance with Section 16351.5 of the Government Code.

<u>Location/Project</u>	<u>Chapter</u>	<u>Item</u>	<u>Amount</u>
99.06.165 -- San Diego Campus - Seismic Corrections, Phase 3, Construction	303/95	6440-301-705(8)	\$257,000

Approved.

HASTINGS COLLEGE OF THE LAW (6600)

BUILDING RENOVATION, 198 MCALLISTER STREET SAN FRANCISCO COUNTY

Authority: Chapter 162/96, Item 6600-301-0658(1)

15. Building Renovation

a. Approve Preliminary Plans

\$693,000 funding in place – 1996 Higher Education Capital Outlay Bond Fund

\$8,794,000 proposed funding necessary in 1997-98 Budget

\$9,487,000 total estimated project cost

\$282,000 previously allocated for preliminary plans

\$9,205,000 to be allocated for – working drawings \$411,000, construction \$8,794,000 (\$7,328,000 contract, \$513,000 contingency, \$953,000 A&E Costs) at CCCI M/L 3577

Approved under Action Items.

CALIFORNIA STATE UNIVERSITY (6610)

HUMBOLDT STATE UNIVERSITY

HUMBOLDT COUNTY

Authority: Chapter 162/96, Item 6610-301-0658(11)

16. Telecommunications and Infrastructure Improvements

a. Approve Preliminary Plans

\$551,000 funding in place — 1996 Higher Education Bond Fund

\$24,578,000 proposed funding necessary — to be determined in future budget

\$25,129,000 total estimated project cost

\$551,000 previously allocated for — preliminary plans

\$24,578,000 to be allocated for — working drawings \$624,000; construction \$23,749,000 (contract \$19,905,000; contingency \$1,980,000; project administration \$1,864,000); by the Department of Finance at ENR 5595 and \$205,000 for equipment

Approved.

CALIFORNIA COMMUNITY COLLEGES (6870)

CABRILLO COMMUNITY COLLEGE DISTRICT CABRILLO COLLEGE SANTA CRUZ COUNTY

Authority: Chapter 162/96, Item 6870-301-0658(3)

17. Fire Alarm System Renovation/Upgrade

a. Approve Preliminary Plans

\$500,000 funding in place – 1996 Higher Education Capital Outlay Bond Fund

\$500,000 total estimated project cost

\$500,000 to be allocated for construction; (\$422,000 contracts, \$29,000 contingency, \$49,000 A&E/T&I) at ENR 5595

Approved.

**PASADENA AREA COMMUNITY COLLEGE DISTRICT
PASADENA CITY COLLEGE
LOS ANGELES COUNTY**

Authority: Chapter 162/96, Item 6870-301-0658(50)

18. Physical Education and Maintenance Facilities, Secondary Effects

a. Approve Preliminary Plans

\$6,020,000 funding in place – 1996 Higher Education Capital Outlay Bond Fund

346,000 proposed funding necessary – potential savings in state project funds as the district is providing \$62,000 for preliminary plans & \$918,000 for construction

\$5,674,000 total estimated project cost (state funds only)

\$157,000 previously allocated for preliminary plans

\$5,517,000 to be allocated for – \$191,000 working drawings; \$5,326,000 construction (\$4,777,000 contracts, \$249,000 contingency, \$100,000 construction management, \$200,000 A&E/T&I) at ENR 5595

Approved.

**RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT
RANCHO SANTIAGO COLLEGE
ORANGE COUNTY**

Authority: Chapter 162/96, Item 6870-301-0658(54)

19. Rancho Santiago College, Site Access

a. Approve Preliminary Plans

\$642,000 funding in place – 1996 Higher Education Capital Outlay Bond
Fund

\$642,000 total estimated project cost

\$642,000 to be allocated for – construction (\$544,000 contracts, \$39,000 contingency,
\$59,000 A&E/T&I) at ENR 5595

Approved.

**RIO HONDO COMMUNITY COLLEGE DISTRICT
RIO HONDO
LOS ANGELES COUNTY**

Authority: Chapter 162/96, Item 6870-301-0658(56)

20. Science Building (Health & Safety)

a. Approve Preliminary Plans

\$839,000 funding in place – 1996 Higher Education Capital Outlay Bond Fund

\$10965,000 proposed funding necessary - to be determined in a future budget

\$11,804,000 total estimated project cost

\$320,000 previously allocated for preliminary plans

\$11,484,000 to be allocated for – working drawings \$519,000; construction \$10,965,000 (\$9,702,000 contracts, \$627,000 contingency, \$182,000 construction management, \$454,000 A&E/T&I) at ENR 5734

Withdrawn.

ACTION ITEMS

21. No action items

OTHER BUSINESS

22. Recognize the appointment of Elden E. Fillion as an additional Assistant Administrative Secretary to the State Public Works Board from the Office of Real Estate and Design Services, Department of General Services. This appointment and delegation shall be effective immediately upon adoption of this resolution and shall continue in force and effect until rescinded or superseded by resolution of this Board.
23. Recognize the appointment of Karen Finn to replace Olivia Cortez as Assistant Administrative Secretary to the State Public Works Board from the Department of Finance. This appointment and delegation shall be effective immediately upon adoption of this resolution and shall continue in force and effect until rescinded or superseded by resolution of this Board.

REPORTABLES

24. To be presented at meeting

Date:

Respectfully Submitted,

SHELLEY MATEO
Administrative Secretary

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